HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Kitchener-Cambridge-Waterloo and Guelph CMAs

Date Released: First Quarter 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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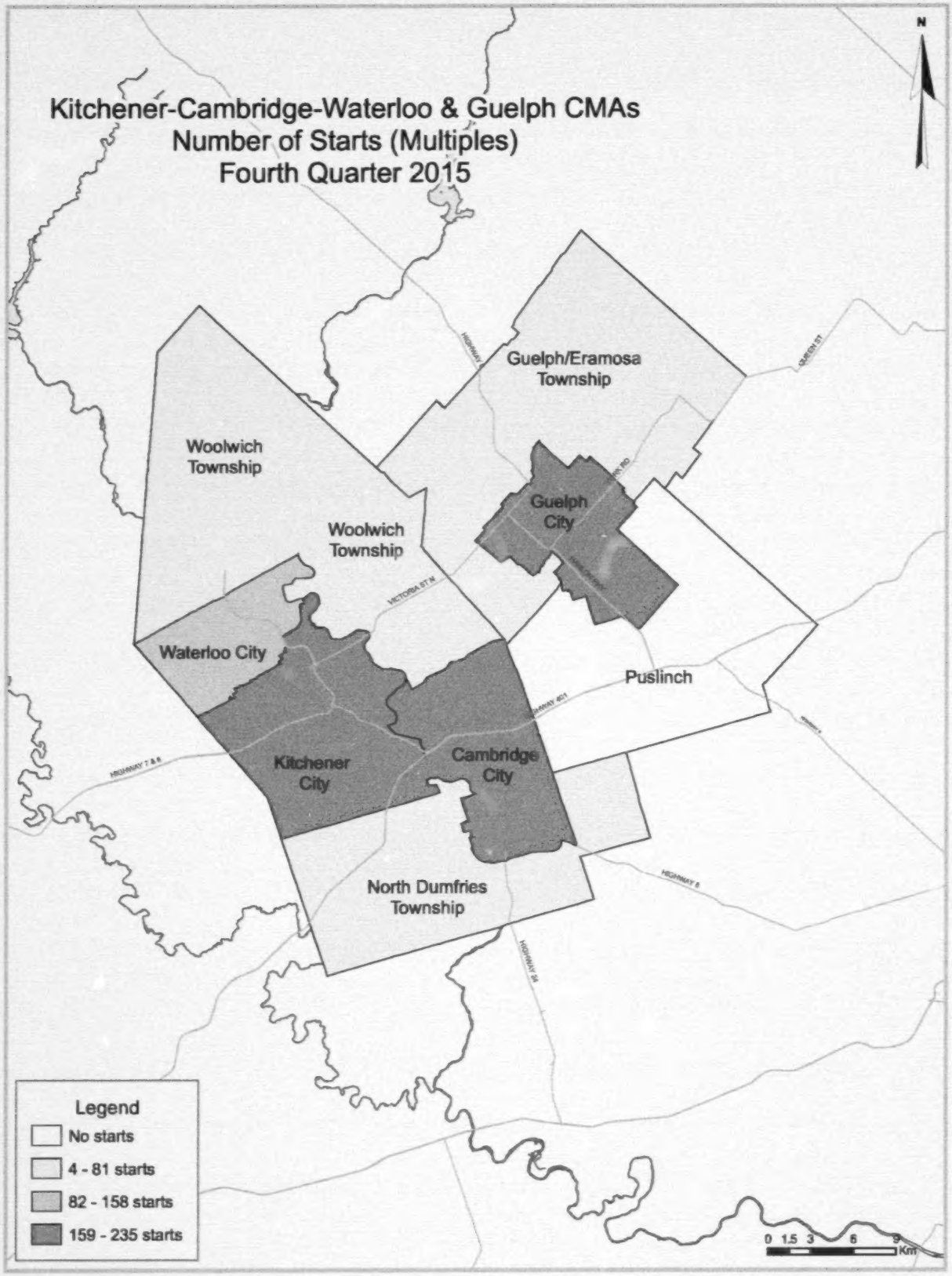
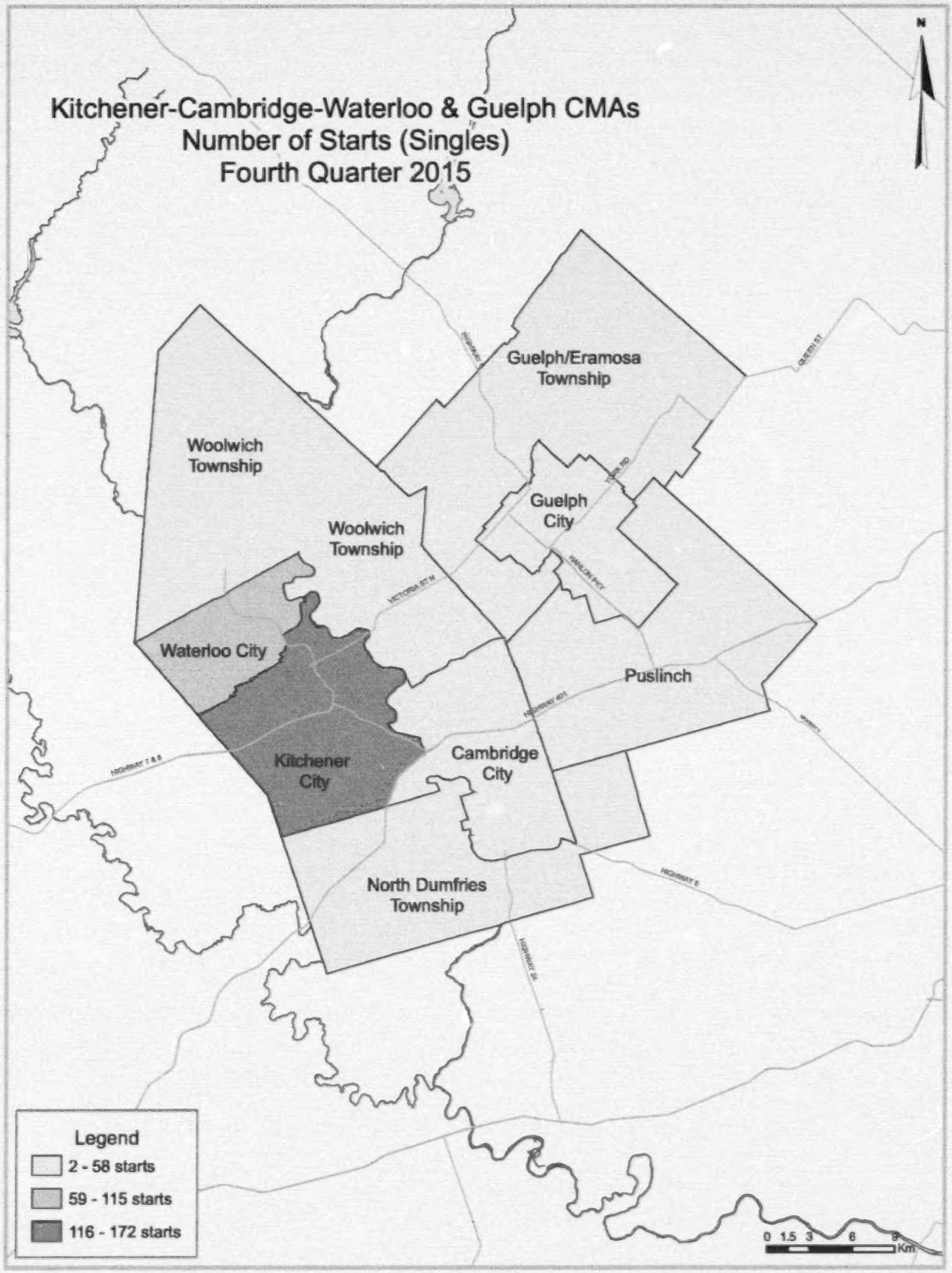
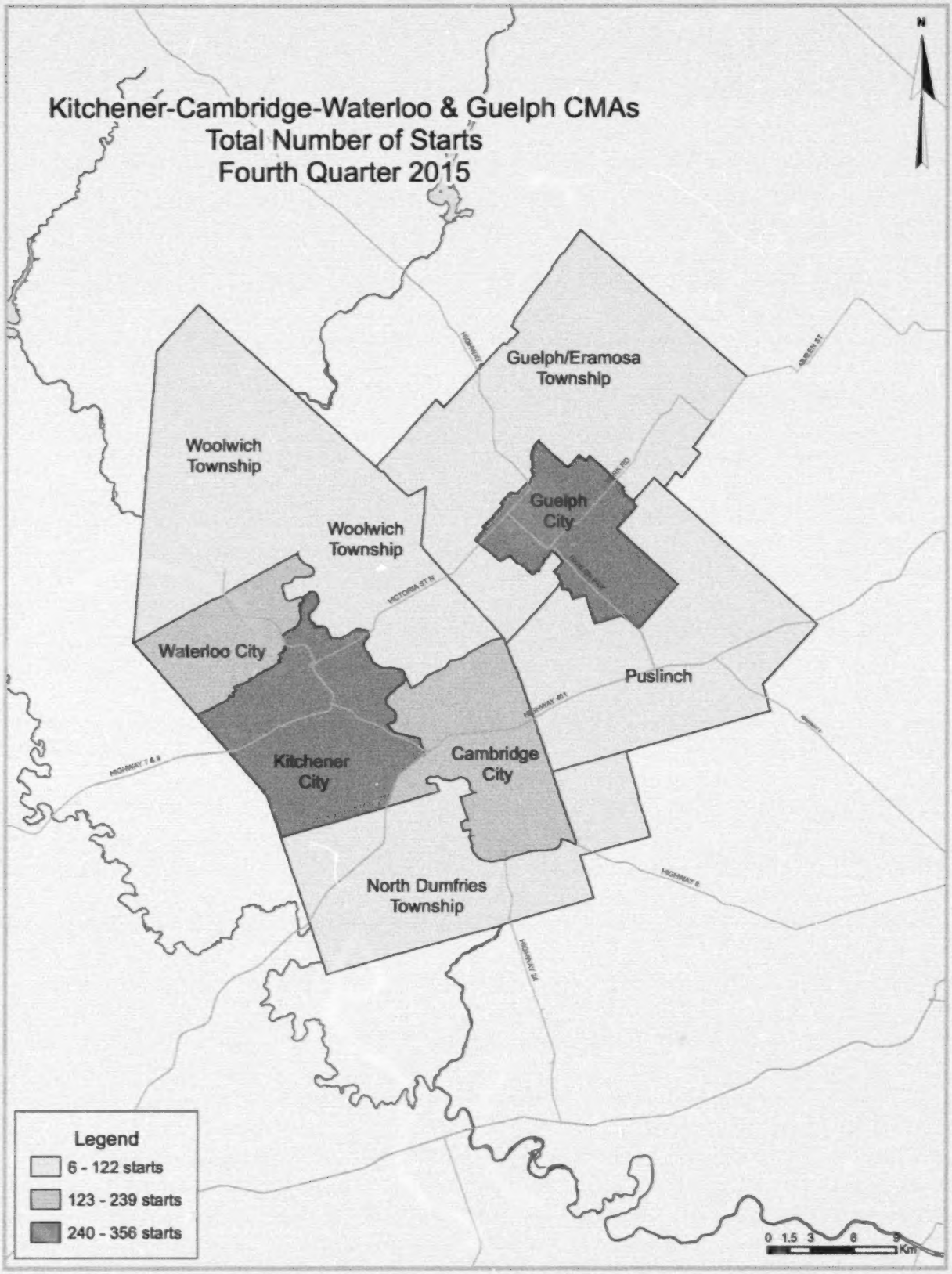
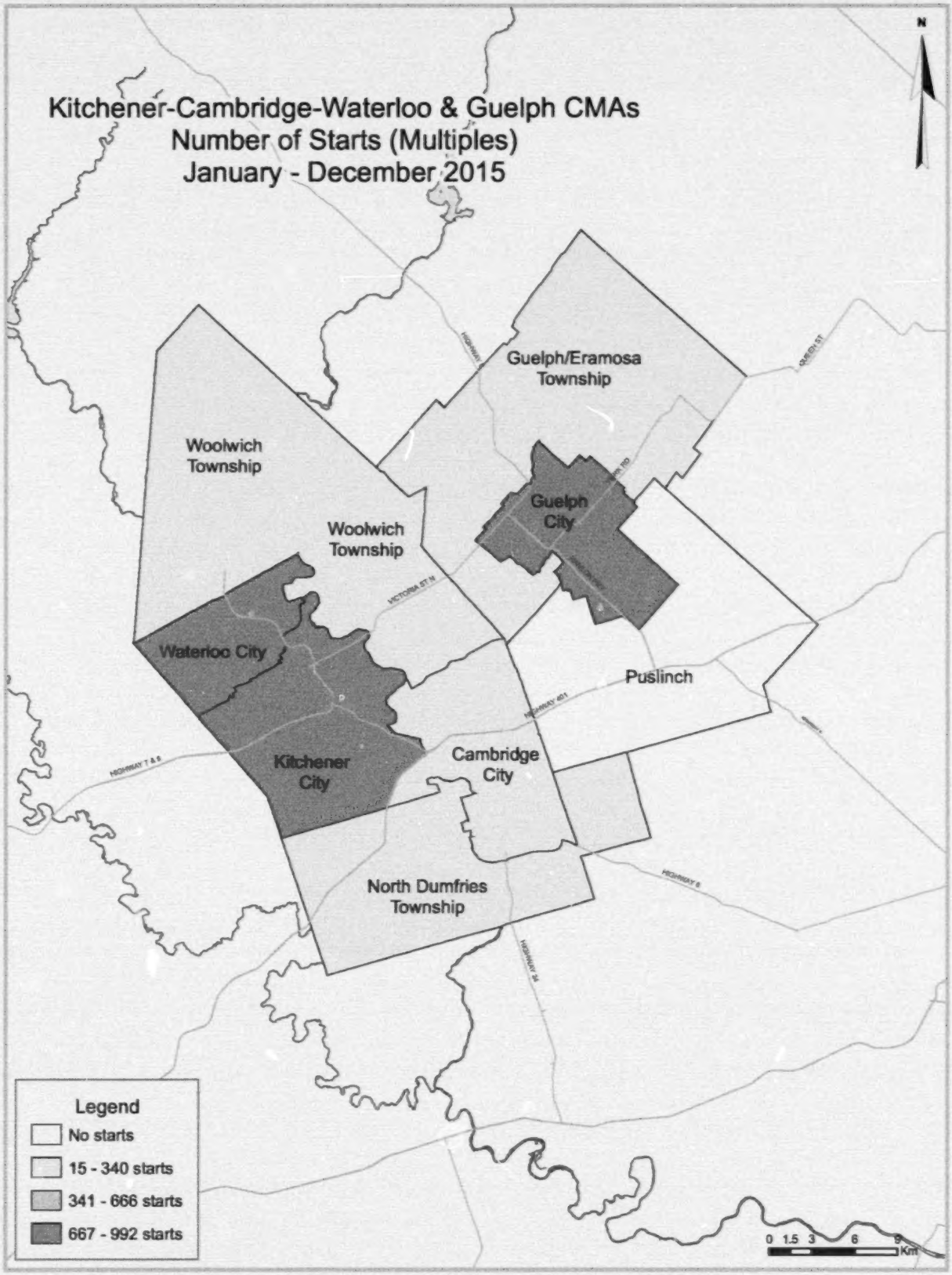
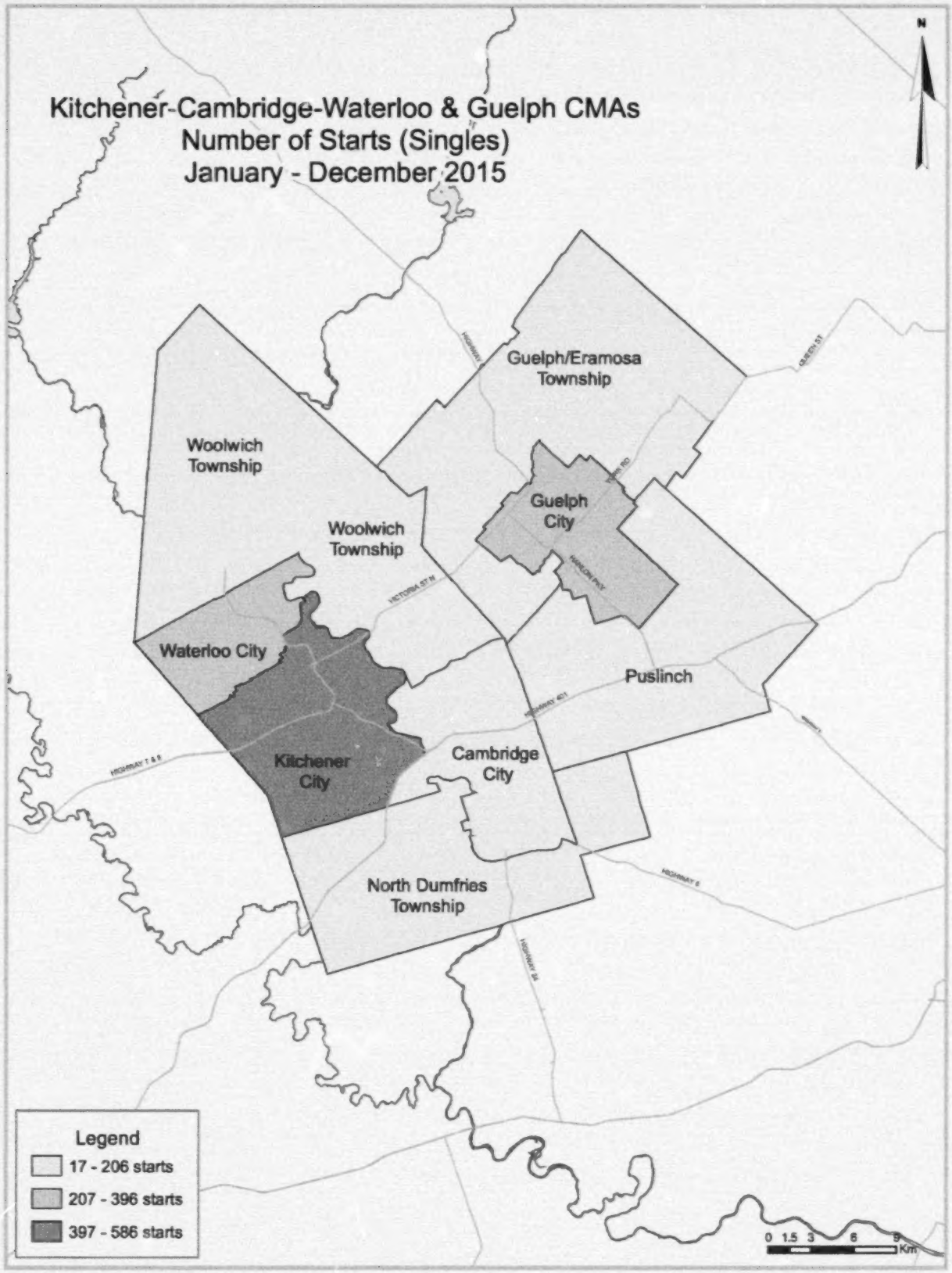
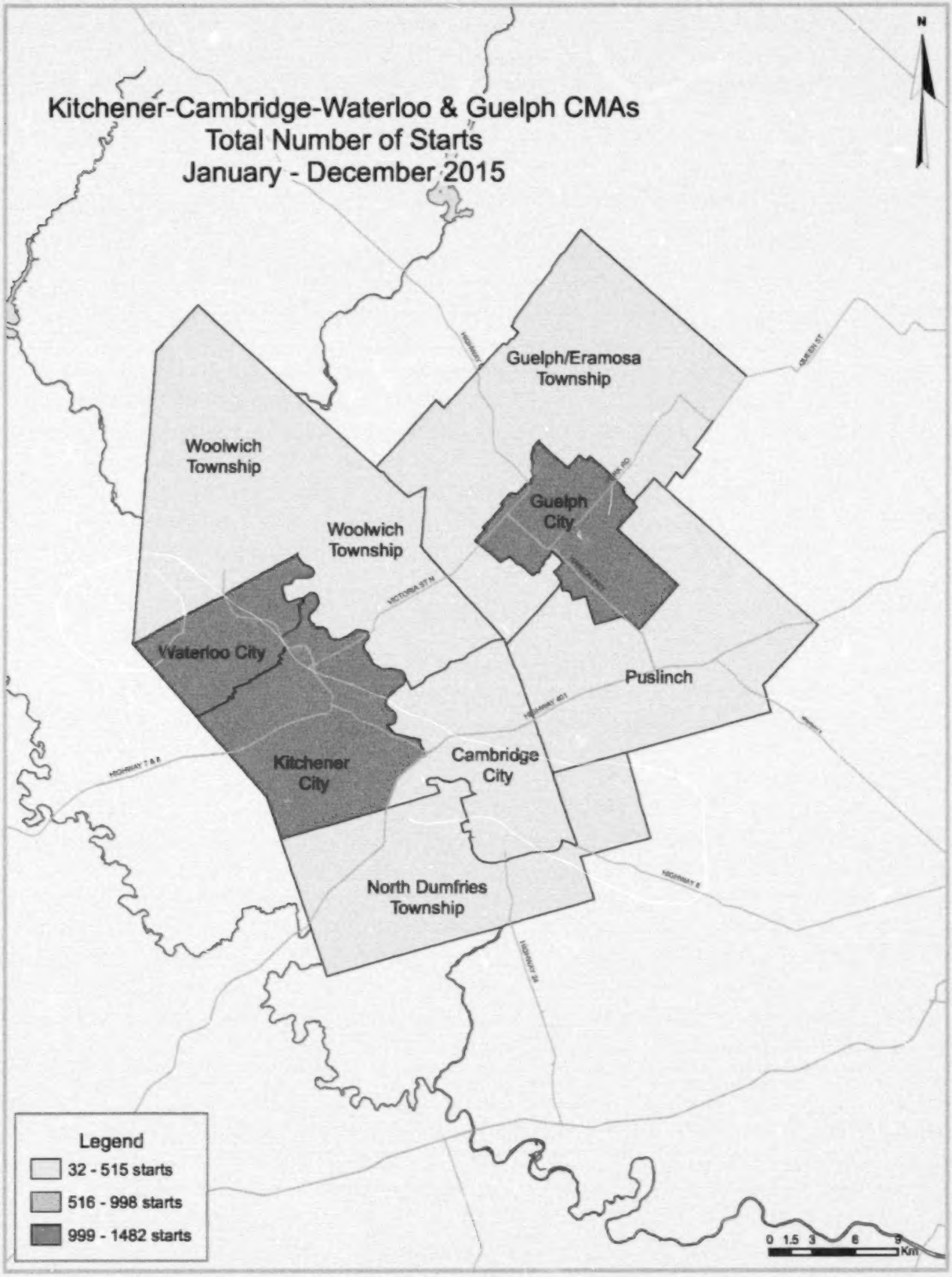

Kitchener-Cambridge-Waterloo & Guelph CMAs
Number of Starts (Multiples)
Fourth Quarter 2015
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Kitchener City
Cambridge City
North Dumfries Township
HIGHWAY 7 & 8
VICTORIA ST N
HIGHWAY 401
HIGHWAY 6
HIGHWAY 24
QUEEN ST
Legend
No starts
4 - 81 starts
82 - 158 starts
159 - 235 starts
0 1.5 3 6 9
Km


Kitchener-Cambridge-Waterloo & Guelph CMAs
Number of Starts (Singles)
Fourth Quarter 2015
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Kitchener City
Cambridge City
North Dumfries Township
Legend
2 - 58 starts
59 - 115 starts
116 - 172 starts
0 1.5 3 6 9 Km


Kitchener-Cambridge-Waterloo & Guelph CMAs
Total Number of Starts
Fourth Quarter 2015
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Kitchener City
Cambridge City
North Dumfries Township
HIGHWAY 7 & 8
HISTORN ST N
HIGHWAY 401
HIGHWAY 6
HIGHWAY 24
QUEEN ST
Legend
6 - 122 starts
123 - 239 starts
240 - 356 starts
0 1.5 3 6 9
Km


Kitchener-Cambridge-Waterloo & Guelph CMAs
Number of Starts (Multiples)
January - December 2015
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Kitchener City
Cambridge City
North Dumfries Township
HIGHWAY 401
HIGHWAY 6
QUEEN ST
VICTORIA ST N
Legend
No starts
15 - 340 starts
341 - 666 starts
667 - 992 starts
0 1.5 3 6 9
Km


Kitchener-Cambridge-Waterloo & Guelph CMAs
Number of Starts (Singles)
January - December 2015
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Kitchener City
Cambridge City
North Dumfries Township
Legend
17 - 206 starts
207 - 396 starts
397 - 586 starts
0 1.5 3 6 9
Km


Kitchener-Cambridge-Waterloo & Guelph CMAs
Total Number of Starts
January - December 2015
N
Guelph/Eramosa Township
Woolwich Township
Woolwich Township
Guelph City
Waterloo City
Puslinch
Kitchener City
Cambridge City
North Dumfries Township
Legend
32 - 515 starts
516 - 998 starts
999 - 1482 starts
0 1.5 3 6 9 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Foqrth Quarter 2015								
Kitchener CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Oct. 2015	Nov. 2015	Dec. 2015	Oct. 2015	Nov. 2015	Dec. 2015
Single-Detached	869	995	1,252	1,190	1,423	967	1,009	1,079
Multiples	3,581	2,217	1,128	2,304	2,304	2,522	2,374	2,482
Total	4,450	3,212	2,380	3,494	3,727	3,489	3,383	3,561
	Quarterly SAAR		Actual			YTD		
	2015 Q3	2015 Q4	2014 Q4	2015 Q4	% change	2014 Q4	2015 Q4	% change
Single-Detached	909	1,245	209	292	39.7%	869	995	14.5%
Multiples	3,052	1,912	1,213	478	-60.6%	3,581	2,217	-38.1%
Total	3,961	3,157	1,422	770	-45.9%	4,450	3,212	-27.8%

Table 1: Housing Starts (SAAR and Trend) Fourth Quarter 2015								
Guelph CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Oct. 2015	Nov. 2015	Dec. 2015	Oct. 2015	Nov. 2015	Dec. 2015
Single-Detached	204	343	330	293	234	369	375	338
Multiples	860	798	2,304	204	408	1,372	1,176	1,156
Total	1,064	1,141	2,634	497	642	1,741	1,551	1,494
	Quarterly SAAR		Actual			YTD		
	2015 Q3	2015 Q4	2014 Q4	2015 Q4	% change	2014 Q4	2015 Q4	% change
Single-Detached	370	277	39	56	43.6%	204	343	68.1%
Multiples	1,340	972	63	243	285.7%	860	798	-7.2%
Total	1,710	1,249	102	299	193.1%	1,064	1,141	7.2%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Kitchener-Cambridge-Waterloo CMA Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2015	292	8	157	0	66	138	0	109	770
Q4 2014	207	14	82	2	14	1,027	4	72	1,422
% Change	41.1	-42.9	91.5	-100.0	**	-86.6	-100.0	51.4	-45.9
Year-to-date 2015	995	36	483	0	142	600	11	945	3,212
Year-to-date 2014	866	40	347	2	132	1,960	24	1,079	4,450
% Change	14.9	-10.0	39.2	-100.0	7.6	-69.4	-54.2	-12.4	-27.8
UNDER CONSTRUCTION									
Q4 2015	495	22	378	0	137	2,313	4	1,282	4,631
Q4 2014	363	28	185	2	99	2,286	12	1,747	4,722
% Change	36.4	-21.4	104.3	-100.0	38.4	1.2	-66.7	-26.6	-1.9
COMPLETIONS									
Q4 2015	228	8	93	0	22	142	11	12	516
Q4 2014	243	10	29	0	91	36	6	309	724
% Change	-6.2	-20.0	**	n/a	-75.8	**	83.3	-96.1	-28.7
Year-to-date 2015	862	38	263	2	119	548	20	1,449	3,301
Year-to-date 2014	736	26	253	2	206	332	28	625	2,208
% Change	17.1	46.2	4.0	0.0	-42.2	65.1	-28.6	131.8	49.5
COMPLETED & NOT ABSORBED									
Q4 2015	76	4	36	0	11	48	n/a	n/a	175
Q4 2014	133	2	15	0	30	29	n/a	n/a	209
% Change	-42.9	100.0	140.0	n/a	-63.3	65.5	n/a	n/a	-16.3
ABSORBED									
Q4 2015	241	6	87	0	24	160	n/a	n/a	518
Q4 2014	250	10	31	0	77	26	n/a	n/a	394
% Change	-3.6	-40.0	180.6	n/a	-68.8	**	n/a	n/a	31.5
Year-to-date 2015	919	36	242	2	135	532	n/a	n/a	1,866
Year-to-date 2014	733	26	257	2	192	329	n/a	n/a	1,539
% Change	25.4	38.5	-5.8	0.0	-29.7	61.7	n/a	n/a	21.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Guelph CMA
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2015	54	2	65	2	43	133	0	0	299
Q4 2014	38	6	52	1	5	0	0	0	102
% Change	42.1	-66.7	25.0	100.0	**	n/a	n/a	n/a	193.1
Year-to-date 2015	338	24	214	5	146	222	0	192	1,141
Year-to-date 2014	201	54	124	3	37	436	0	209	1,064
% Change	68.2	-55.6	72.6	66.7	**	-49.1	n/a	-8.1	7.2
UNDER CONSTRUCTION									
Q4 2015	127	16	194	4	159	373	0	372	1,245
Q4 2014	88	34	97	2	65	746	0	203	1,235
% Change	44.3	-52.9	100.0	100.0	144.6	-50.0	n/a	83.3	0.8
COMPLETIONS									
Q4 2015	111	10	44	2	33	72	0	0	272
Q4 2014	72	14	18	1	8	20	0	6	139
% Change	54.2	-28.6	144.4	100.0	**	**	n/a	-100.0	95.7
Year-to-date 2015	298	42	105	3	63	595	0	23	1,129
Year-to-date 2014	199	68	28	4	136	231	0	25	691
% Change	49.7	-38.2	**	-25.0	-53.7	157.6	n/a	-8.0	63.4
COMPLETED & NOT ABSORBED									
Q4 2015	13	2	3	2	4	3	n/a	n/a	27
Q4 2014	20	2	2	0	6	2	n/a	n/a	32
% Change	-35.0	0.0	50.0	n/a	-33.3	50.0	n/a	n/a	-15.6
ABSORBED									
Q4 2015	110	10	42	1	33	71	n/a	n/a	267
Q4 2014	70	15	17	1	9	23	n/a	n/a	135
% Change	57.1	-33.3	147.1	0.0	**	**	n/a	n/a	97.8
Year-to-date 2015	304	42	104	1	65	594	n/a	n/a	1,110
Year-to-date 2014	195	66	29	4	138	236	n/a	n/a	668
% Change	55.9	-36.4	**	-75.0	-52.9	151.7	n/a	n/a	66.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Kitchener City									
Q4 2015	172	0	140	0	14	30	0	0	356
Q4 2014	115	8	76	2	0	242	0	6	449
Cambridge City									
Q4 2015	44	0	12	0	29	40	0	85	210
Q4 2014	23	0	6	0	14	0	0	0	43
North Dumfries Township									
Q4 2015	2	0	0	0	4	0	0	0	6
Q4 2014	10	0	0	0	0	0	0	0	10
Waterloo City									
Q4 2015	61	2	5	0	19	68	0	24	179
Q4 2014	50	0	0	0	0	785	4	66	905
Woolwich Township									
Q4 2015	13	6	0	0	0	0	0	0	19
Q4 2014	9	6	0	0	0	0	0	0	15
Kitchener-Cambridge-Waterloo CMA									
Q4 2015	292	8	157	0	66	138	0	109	770
Q4 2014	207	14	82	2	14	1,027	4	72	1,422
Guelph City									
Q4 2015	36	2	65	0	35	133	0	0	271
Q4 2014	30	6	47	0	5	0	0	0	88
Guelph/Eramosa Township									
Q4 2015	12	0	0	0	8	0	0	0	20
Q4 2014	4	0	5	0	0	0	0	0	9
Puslinch Township									
Q4 2015	6	0	0	2	0	0	0	0	8
Q4 2014	4	0	0	1	0	0	0	0	5
Guelph CMA									
Q4 2015	54	2	65	2	43	133	0	0	299
Q4 2014	38	6	52	1	5	0	0	0	102

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apr. & Other	
UNDER CONSTRUCTION									
Kitchener City									
Q4 2015	292	6	327	0	32	796	0	471	1,924
Q4 2014	207	16	147	2	38	729	0	824	1,963
Cambridge City									
Q4 2015	90	0	25	0	75	183	0	85	458
Q4 2014	42	0	15	0	61	187	0	168	473
North Dumfries Township									
Q4 2015	10	0	0	0	11	0	0	0	21
Q4 2014	16	0	0	0	0	0	0	0	16
Waterloo City									
Q4 2015	87	8	20	0	19	1,334	4	726	2,198
Q4 2014	80	2	7	0	0	1,370	12	729	2,200
Woolwich Township									
Q4 2015	16	8	6	0	0	0	0	0	30
Q4 2014	18	10	16	0	0	0	0	26	70
Kitchener-Cambridge-Waterloo CMA									
Q4 2015	495	22	378	0	137	2,313	4	1,282	4,631
Q4 2014	363	28	185	2	99	2,286	12	1,747	4,722
Guelph City									
Q4 2015	78	16	194	0	137	373	0	372	1,170
Q4 2014	60	34	97	0	56	746	0	203	1,196
Guelph/Eramosa Township									
Q4 2015	29	0	0	0	22	0	0	0	51
Q4 2014	12	0	0	0	9	0	0	0	21
Puslinch Township									
Q4 2015	20	0	0	4	0	0	0	0	24
Q4 2014	16	0	0	2	0	0	0	0	18
Guelph CMA									
Q4 2015	127	16	194	4	159	373	0	372	1,245
Q4 2014	88	34	97	2	65	746	0	203	1,235

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Kitchener City									
Q4 2015	128	4	72	0	8	54	0	0	266
Q4 2014	162	6	22	0	32	28	6	0	256
Cambridge City									
Q4 2015	21	2	9	0	10	88	11	0	141
Q4 2014	21	0	0	0	47	8	0	10	86
North Dumfries Township									
Q4 2015	6	0	0	0	4	0	0	0	10
Q4 2014	12	0	0	0	0	0	0	0	12
Waterloo City									
Q4 2015	58	2	4	0	0	0	0	12	76
Q4 2014	33	4	7	0	12	0	0	292	348
Woolwich Township									
Q4 2015	15	0	8	0	0	0	0	0	23
Q4 2014	15	0	0	0	0	0	0	7	22
Kitchener-Cambridge-Waterloo CMA									
Q4 2015	228	8	93	0	22	142	11	12	516
Q4 2014	243	10	29	0	91	36	6	309	724
Guelph City									
Q4 2015	92	10	44	0	29	72	0	0	247
Q4 2014	50	14	18	0	8	20	0	6	116
Guelph/Eramosa Township									
Q4 2015	14	0	0	0	4	0	0	0	18
Q4 2014	13	0	0	0	0	0	0	0	13
Puslinch Township									
Q4 2015	5	0	0	2	0	0	0	0	7
Q4 2014	9	0	0	1	0	0	0	0	10
Guelph CMA									
Q4 2015	111	10	44	2	33	72	0	0	272
Q4 2014	72	14	18	1	8	20	0	6	139

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Kitchener City									
Q4 2015	49	2	25	0	4	37	n/a	n/a	117
Q4 2014	82	2	11	0	16	20	n/a	n/a	131
Cambridge City									
Q4 2015	6	2	2	0	3	11	n/a	n/a	24
Q4 2014	9	0	0	0	4	9	n/a	n/a	22
North Dumfries Township									
Q4 2015	1	0	0	0	0	0	n/a	n/a	1
Q4 2014	4	0	0	0	0	0	n/a	n/a	4
Waterloo City									
Q4 2015	16	0	7	0	4	0	n/a	n/a	27
Q4 2014	35	0	4	0	10	0	n/a	n/a	49
Woolwich Township									
Q4 2015	4	0	2	0	0	0	n/a	n/a	6
Q4 2014	3	0	0	0	0	0	n/a	n/a	3
Kitchener-Cambridge-Waterloo CMA									
Q4 2015	76	4	36	0	11	48	n/a	n/a	175
Q4 2014	133	2	15	0	30	29	n/a	n/a	209
Guelph City									
Q4 2015	9	2	3	0	3	3	n/a	n/a	20
Q4 2014	14	2	2	0	6	2	n/a	n/a	26
Guelph/Eramosa Township									
Q4 2015	4	0	0	0	1	0	n/a	n/a	5
Q4 2014	5	0	0	0	0	0	n/a	n/a	5
Puslinch Township									
Q4 2015	0	0	0	2	0	0	n/a	n/a	2
Q4 2014	1	0	0	0	0	0	n/a	n/a	1
Guelph CMA									
Q4 2015	13	2	3	2	4	3	n/a	n/a	27
Q4 2014	20	2	2	0	6	2	n/a	n/a	32

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Kitchener City									
Q4 2015	134	4	65	0	9	80	n/a	n/a	292
Q4 2014	163	6	26	0	19	10	n/a	n/a	224
Cambridge City									
Q4 2015	22	0	7	0	11	80	n/a	n/a	120
Q4 2014	24	0	0	0	47	7	n/a	n/a	78
North Dumfries Township									
Q4 2015	6	0	0	0	4	0	n/a	n/a	10
Q4 2014	11	0	0	0	0	0	n/a	n/a	11
Waterloo City									
Q4 2015	65	2	8	0	0	0	n/a	n/a	75
Q4 2014	39	4	5	0	11	9	n/a	n/a	68
Woolwich Township									
Q4 2015	14	0	7	0	0	0	n/a	n/a	21
Q4 2014	13	0	0	0	0	0	n/a	n/a	13
Kitchener-Cambridge-Waterloo CMA									
Q4 2015	241	6	87	0	24	160	n/a	n/a	518
Q4 2014	250	10	31	0	77	26	n/a	n/a	394
Guelph City									
Q4 2015	91	10	42	0	29	71	n/a	n/a	243
Q4 2014	49	15	17	0	9	23	n/a	n/a	113
Guelph/Eramosa Township									
Q4 2015	14	0	0	0	4	0	n/a	n/a	18
Q4 2014	12	0	0	0	0	0	n/a	n/a	12
Puslinch Township									
Q4 2015	5	0	0	1	0	0	n/a	n/a	6
Q4 2014	9	0	0	1	0	0	n/a	n/a	10
Guelph CMA									
Q4 2015	110	10	42	1	33	71	n/a	n/a	267
Q4 2014	70	15	17	1	9	23	n/a	n/a	135

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts
Kitchener-Cambridge-Waterloo CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	995	36	483	0	142	600	11	945	3,212
% Change	14.9	-10.0	39.2	-100.0	7.6	-69.4	-54.2	-12.4	-27.8
2014	866	40	347	2	132	1,960	24	1,079	4,450
% Change	25.7	42.9	99.4	100.0	-15.9	**	50.0	66.5	141.8
2013	689	28	174	1	157	127	16	648	1,840
% Change	-20.9	-30.0	-34.3	n/a	-1.9	-82.3	33.3	-22.5	-36.6
2012	871	40	265	0	160	716	12	836	2,900
% Change	-26.2	5.3	86.6	-100.0	11.1	55.3	n/a	-15.0	-1.8
2011	1,180	38	142	6	144	461	0	983	2,954
% Change	-5.8	-59.6	-48.7	200.0	-30.1	45.0	-100.0	51.7	4.9
2010	1,253	94	277	2	206	318	15	648	2,815
% Change	7.9	51.6	-8.0	n/a	-23.4	38.3	114.3	141.8	22.5
2009	1,161	62	301	0	269	230	7	268	2,298
% Change	-19.7	-24.4	-15.0	-100.0	27.5	**	75.0	-45.2	-12.8
2008	1,445	82	354	1	211	48	4	489	2,634
% Change	24.7	-65.0	-30.5	n/a	**	-57.1	-87.9	-22.7	-3.9
2007	1,159	234	509	0	60	112	33	633	2,740
% Change	-24.8	11.4	12.1	n/a	-36.8	**	n/a	138.0	5.4
2006	1,542	210	454	0	95	32	0	266	2,599

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts
Guelph CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	338	24	214	5	146	222	0	192	1,141
% Change	68.2	-55.6	72.6	66.7	**	-49.1	n/a	-8.1	7.2
2014	201	54	124	3	37	436	0	209	1,064
% Change	8.1	-34.1	**	-57.1	-78.2	7.1	-100.0	**	19.6
2013	186	82	9	7	170	407	5	24	890
% Change	-30.1	86.4	-87.7	-22.2	24.1	107.7	n/a	**	21.8
2012	266	44	73	9	137	196	0	6	731
% Change	4.7	-12.0	49.0	80.0	-2.8	13.3	-100.0	-92.9	-4.3
2011	254	50	49	5	141	173	8	84	764
% Change	-36.7	47.1	-59.8	0.0	-47.6	-8.0	n/a	**	-25.2
2010	401	34	122	5	269	188	0	2	1,021
% Change	34.6	-54.1	22.0	**	**	168.6	n/a	n/a	80.1
2009	298	74	100	1	24	70	0	0	567
% Change	-29.2	68.2	-21.3	-75.0	-27.3	-79.5	n/a	-100.0	-47.8
2008	421	44	127	4	33	341	0	117	1,087
% Change	-26.8	-24.1	-48.8	n/a	26.9	**	n/a	n/a	15.5
2007	575	58	248	0	26	34	0	0	941
% Change	18.6	-27.5	28.5	n/a	116.7	-32.0	n/a	-100.0	8.9
2006	485	80	193	0	12	50	0	44	864

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Fourth Quarter 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	% Change
Kitchener-Cambridge-Waterloo	292	209	12	14	219	92	247	1,107	770	1,422	-45.9
Kitchener City	172	117	4	8	150	68	30	256	356	449	-20.7
Cambridge City	44	23	0	0	41	20	125	0	210	43	**
North Dumfries Township	2	10	0	0	4	0	0	0	6	10	-40.0
Waterloo City	61	50	2	0	24	4	92	851	179	905	-80.2
Woolwich Township	13	9	6	6	0	0	0	0	19	15	26.7
Guelph CMA	56	39	2	6	108	57	133	0	299	102	193.1
Guelph City	36	30	2	6	100	52	133	0	271	88	**
Guelph/Eramosa Township	12	4	0	0	8	5	0	0	20	9	122.2
Puslinch Township	8	5	0	0	0	0	0	0	8	5	60.0

Table 2.1: Starts by Submarket and by Dwelling Type January - December 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Kitchener-Cambridge-Waterloo	995	869	40	40	627	484	1,550	3,057	3,212	4,450	-27.8
Kitchener City	586	527	14	22	436	329	446	1164	1482	2042	-27.4
Cambridge City	137	96	2	0	123	104	169	317	431	517	-16.6
North Dumfries Township	17	33	0	0	15	0	0	0	32	33	-3.0
Waterloo City	224	178	10	8	47	35	935	1543	1216	1764	-31.1
Woolwich Township	31	35	14	10	6	16	0	33	51	94	-45.7
Guelph CMA	343	204	24	54	354	161	420	645	1,141	1,064	7.2
Guelph City	256	144	24	54	330	152	420	645	1030	995	3.5
Guelph/Eramosa Township	54	33	0	0	24	9	0	0	78	42	85.7
Puslinch Township	33	27	0	0	0	0	0	0	33	27	22.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Kitchener-Cambridge-Waterloo	219	88	0	4	138	1,035	109	72
Kitchener City	150	68	0	0	30	250	0	6
Cambridge City	41	20	0	0	40	0	85	0
North Dumfries Township	4	0	0	0	0	0	0	0
Waterloo City	24	0	0	4	68	785	24	66
Woolwich Township	0	0	0	0	0	0	0	0
Guelph CMA	108	57	0	0	133	0	0	0
Guelph City	100	52	0	0	133	0	0	0
Guelph/Eramosa Township	8	5	0	0	0	0	0	0
Puslinch Township	0	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Kitchener-Cambridge-Waterloo	616	461	11	23	605	1,978	945	1,079
Kitchener City	436	323	0	6	218	771	228	393
Cambridge City	112	104	11	0	84	195	85	122
North Dumfries Township	15	0	0	0	0	0	0	0
Waterloo City	47	18	0	17	303	1,012	632	531
Woolwich Township	6	16	0	0	0	0	0	33
Guelph CMA	354	161	0	0	228	436	192	209
Guelph City	330	152	0	0	228	436	192	209
Guelph/Eramosa Township	24	9	0	0	0	0	0	0
Puslinch Township	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Fourth Quarter 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Kitchener-Cambridge-Waterloo	457	303	204	1,043	109	76	770	1,422
Kitchener City	312	199	44	244	0	6	356	449
Cambridge City	56	29	69	14	85	0	210	43
North Dumfries Township	2	10	4	0	0	0	6	10
Waterloo City	68	50	87	785	24	70	179	905
Woolwich Township	19	15	0	0	0	0	19	15
Guelph CMA	121	96	178	6	0	0	299	102
Guelph City	103	83	168	5	0	0	271	88
Guelph/Eramosa Township	12	9	8	0	0	0	20	9
Puslinch Township	6	4	2	1	0	0	8	5

Table 2.5: Starts by Submarket and by Intended Market January - December 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Kitchener-Cambridge-Waterloo	1,514	1,253	742	2,094	956	1,103	3,212	4,450
Kitchener City	1,004	845	250	798	228	399	1,482	2,042
Cambridge City	180	111	155	284	96	122	431	517
North Dumfries Township	17	32	15	0	0	1	32	33
Waterloo City	262	204	322	1,012	632	548	1,216	1,764
Woolwich Township	51	61	0	0	0	33	51	94
Guelph CMA	576	379	373	476	192	209	1,141	1,064
Guelph City	494	317	344	469	192	209	1,030	995
Guelph/Eramosa Township	54	38	24	4	0	0	78	42
Puslinch Township	28	24	5	3	0	0	33	27

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	% Change
Kitchener-Cambridge-Waterloo	228	243	8	12	126	122	154	347	516	724	-28.7
Kitchener City	128	162	4	8	80	56	54	30	266	256	3.9
Cambridge City	21	21	2	0	30	47	88	18	141	86	64.0
North Dumfries Township	6	12	0	0	4	0	0	0	10	12	-16.7
Waterloo City	58	33	2	4	4	19	12	292	76	348	-78.2
Woolwich Township	15	15	0	0	8	0	0	7	23	22	4.5
Guelph CMA	113	73	10	14	77	26	72	26	272	139	95.7
Guelph City	92	50	10	14	73	26	72	26	247	116	112.9
Guelph/Eramosa Township	14	13	0	0	4	0	0	0	18	13	38.5
Puslinch Township	7	10	0	0	0	0	0	0	7	10	-30.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Kitchener-Cambridge-Waterloo	865	739	38	28	396	450	2002	991	3301	2208	49.5
Kitchener City	503	422	16	16	254	302	744	225	1517	965	57.2
Cambridge City	89	114	2	0	99	84	256	97	446	295	51.2
North Dumfries Township	23	33	0	2	4	0	0	0	27	35	-22.9
Waterloo City	217	142	4	8	23	64	974	662	1218	876	39.0
Woolwich Township	33	28	16	2	16	0	28	7	93	37	151.4
Guelph CMA	301	203	42	68	168	164	618	256	1129	691	63.4
Guelph City	237	140	42	68	157	164	618	256	1054	628	67.8
Guelph/Eramosa Township	37	35	0	0	11	0	0	0	48	35	37.1
Puslinch Township	27	28	0	0	0	0	0	0	27	28	-3.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Kitchener-Cambridge-Waterloo	115	118	11	4	142	38	12	309
Kitchener City	80	52	0	4	54	30	0	0
Cambridge City	19	47	11	0	88	8	0	10
North Dumfries Township	4	0	0	0	0	0	0	0
Waterloo City	4	19	0	0	0	0	12	292
Woolwich Township	8	0	0	0	0	0	0	7
Guelph CMA	77	26	0	0	72	20	0	6
Guelph City	73	26	0	0	72	20	0	6
Guelph/Eramosa Township	4	0	0	0	0	0	0	0
Puslinch Township	0	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Kitchener-Cambridge-Waterloo	377	425	19	25	553	366	1,449	625
Kitchener City	254	286	0	16	163	90	581	135
Cambridge City	88	84	11	0	88	64	168	33
North Dumfries Township	4	0	0	0	0	0	0	0
Waterloo City	15	55	8	9	302	212	672	450
Woolwich Township	16	0	0	0	0	0	28	7
Guelph CMA	168	164	0	0	595	231	23	25
Guelph City	157	164	0	0	595	231	23	25
Guelph/Eramosa Township	11	0	0	0	0	0	0	0
Puslinch Township	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Fourth Quarter 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
Kitchener-Cambridge-Waterloo	329	282	164	127	23	315	516	724
Kitchener City	204	190	62	60	0	6	266	256
Cambridge City	32	21	98	55	11	10	141	86
North Dumfries Township	6	12	4	0	0	0	10	12
Waterloo City	64	44	0	12	12	292	76	348
Woolwich Township	23	15	0	0	0	7	23	22
Guelph CMA	165	104	107	29	0	6	272	139
Guelph City	146	82	101	28	0	6	247	116
Guelph/Eramosa Township	14	13	4	0	0	0	18	13
Puslinch Township	5	9	2	1	0	0	7	10

Table 3.5: Completions by Submarket and by Intended Market January - December 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Kitchener-Cambridge-Waterloo	1,163	1,015	669	540	1,469	653	3,301	2,208
Kitchener City	737	656	199	156	581	153	1,517	965
Cambridge City	102	114	164	148	180	33	446	295
North Dumfries Township	23	34	4	0	0	1	27	35
Waterloo City	236	181	302	236	680	459	1,218	876
Woolwich Township	65	30	0	0	28	7	93	37
Guelph CMA	445	295	661	371	23	25	1,129	691
Guelph City	384	235	647	368	23	25	1,054	628
Guelph/Eramosa Township	37	35	11	0	0	0	48	35
Puslinch Township	24	25	3	3	0	0	27	28

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range Fourth Quarter 2015													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Kitchener City													
Q4 2015	0	0.0	17	12.7	17	12.7	23	17.2	77	57.5	134	450,000	474,831
Q4 2014	0	0.0	35	21.6	37	22.8	45	27.8	45	27.8	162	410,000	426,844
Year-to-date 2015	3	0.6	102	19.0	106	19.8	110	20.5	215	40.1	536	412,500	452,732
Year-to-date 2014	3	0.7	73	18.1	100	24.8	84	20.8	144	35.6	404	415,000	445,975
Cambridge City													
Q4 2015	0	0.0	2	10.5	7	36.8	5	26.3	5	26.3	19	-	452,073
Q4 2014	0	0.0	1	4.8	5	23.8	9	42.9	6	28.6	21	-	426,274
Year-to-date 2015	1	1.2	11	13.3	27	32.5	21	25.3	23	27.7	83	-	421,394
Year-to-date 2014	0	0.0	11	9.7	26	23.0	41	36.3	35	31.0	113	387,500	432,700
North Dumfries Township													
Q4 2015	0	0.0	1	20.0	3	60.0	1	20.0	0	0.0	5	-	-
Q4 2014	0	0.0	3	37.5	1	12.5	2	25.0	2	25.0	8	-	446,332
Year-to-date 2015	0	0.0	3	12.5	8	33.3	5	20.8	8	33.3	24	-	406,271
Year-to-date 2014	0	0.0	9	36.0	5	20.0	7	28.0	4	16.0	25	-	446,332
Waterloo City													
Q4 2015	0	0.0	0	0.0	2	3.1	14	21.5	49	75.4	65	500,000	553,000
Q4 2014	0	0.0	0	0.0	3	7.7	19	48.7	17	43.6	39	450,000	505,371
Year-to-date 2015	0	0.0	6	2.6	13	5.5	61	26.0	155	66.0	235	480,000	547,255
Year-to-date 2014	1	0.7	1	0.7	22	15.3	48	33.3	72	50.0	144	450,000	506,657
Woolwich Township													
Q4 2015	0	0.0	3	33.3	3	33.3	3	33.3	0	0.0	9	-	383,160
Q4 2014	0	0.0	1	9.1	4	36.4	2	18.2	4	36.4	11	-	-
Year-to-date 2015	0	0.0	8	38.1	8	38.1	4	19.0	1	4.8	21	-	361,756
Year-to-date 2014	1	4.8	2	9.5	5	23.8	2	9.5	11	52.4	21	-	595,700
Kitchener-Cambridge-Waterloo CMA													
Q4 2015	0	0.0	23	9.9	32	13.8	46	19.8	131	56.5	232	450,000	485,574
Q4 2014	0	0.0	40	16.6	50	20.7	77	32.0	74	30.7	241	420,000	439,887
Year-to-date 2015	4	0.4	130	14.5	162	18.0	201	22.4	402	44.7	899	430,000	471,087
Year-to-date 2014	5	0.7	96	13.6	158	22.3	182	25.7	266	37.6	707	425,000	455,683

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Guelph City													
Q4 2015	0	0.0	0	0.0	3	3.4	18	20.7	66	75.9	87	-	502,122
Q4 2014	0	0.0	0	0.0	1	2.3	16	36.4	27	61.4	44	-	488,120
Year-to-date 2015	2	0.9	0	0.0	13	5.6	46	19.7	173	73.9	234	482,500	521,636
Year-to-date 2014	1	0.8	1	0.8	11	8.4	59	45.0	59	45.0	131	420,000	457,461
Guelph/Eramosa Township													
Q4 2015	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	519,440
Q4 2014	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	26	100.0	26	-	550,759
Year-to-date 2014	0	0.0	1	4.2	0	0.0	0	0.0	23	95.8	24	-	620,933
Puslinch Township													
Q4 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Q4 2014	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	-
Year-to-date 2014	1	7.1	0	0.0	0	0.0	0	0.0	13	92.9	14	-	978,104
Guelph CMA													
Q4 2015	0	0.0	0	0.0	3	3.1	18	18.4	77	78.6	98	492,500	523,181
Q4 2014	0	0.0	0	0.0	1	1.8	16	28.6	39	69.6	56	490,000	543,674
Year-to-date 2015	2	0.7	0	0.0	13	4.9	46	17.2	206	77.2	267	500,000	538,647
Year-to-date 2014	2	1.2	2	1.2	11	6.5	59	34.9	95	56.2	169	460,000	526,385

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2015						
Submarket	Q4 2015	Q4 2014	% Change	YTD 2015	YTD 2014	% Change
Kitchener-Cambridge-Waterloo	485,574	439,887	10.4	471,087	455,683	3.4
Kitchener City	474,831	426,844	11.2	452,732	445,975	1.5
Cambridge City	452,073	426,274	6.1	421,394	432,700	-2.6
North Dumfries Township	-	446,332	n/a	406,271	446,332	-9.0
Waterloo City	553,000	505,371	9.4	547,255	506,657	8.0
Woolwich Township	383,160	-	n/a	361,756	595,700	-39.3
Guelph CMA	523,181	543,674	-3.8	538,647	526,385	2.3
Guelph City	502,122	488,120	2.9	521,636	457,461	14.0
Guelph/Eramosa Township	519,440	-	n/a	550,759	620,933	-11.3
Puslinch Township	-	-	n/a	-	978,104	n/a

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Kitchener Fourth Quarter 2015										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	261	-7.1	410	839	761	53.9	326,112	3.0	330,603
	February	349	-9.4	409	602	651	62.8	338,328	0.9	340,171
	March	449	-10.4	408	783	711	57.4	325,746	1.6	327,372
	April	549	-4.7	429	962	751	57.1	341,095	2.1	330,129
	May	589	-3.0	459	1,049	812	56.5	345,769	3.6	336,915
	June	586	8.1	458	892	719	63.7	352,775	6.2	342,118
	July	577	9.1	483	850	776	62.2	338,520	4.7	338,395
	August	480	11.9	509	624	702	72.5	328,167	2.1	329,404
	September	451	10.0	461	870	794	58.1	339,489	7.6	345,253
	October	478	19.2	485	817	860	56.4	334,070	4.9	338,686
	November	382	-2.1	455	532	804	56.6	329,411	2.2	334,779
	December	266	11.3	451	290	769	58.6	329,953	2.9	335,610
2015	January	246	-5.7	414	711	707	58.6	324,894	-0.4	329,545
	February	354	1.4	424	680	753	56.3	330,484	-2.3	331,982
	March	509	13.4	457	902	793	57.6	351,236	7.8	353,312
	April	629	14.6	484	1,049	818	59.2	356,193	4.4	345,111
	May	645	9.5	535	1,004	782	68.4	352,081	1.8	342,889
	June	637	8.7	476	960	760	62.6	351,601	-0.3	341,223
	July	588	1.9	489	813	752	65.0	345,943	2.2	345,426
	August	472	-1.7	486	717	783	62.1	346,152	5.5	348,114
	September									
	October									
	November									
	December									
	Q4 2014	1,126	9.3		1,639			331,517	3.5	
	Q4 2015	n/a	n/a		n/a			n/a	n/a	
	YTD 2014	5,417	2.4		9,110			337,150	3.6	
	YTD 2015	n/a	n/a		n/a			n/a	n/a	

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[1] Source: CREA, data for September not available at time of publication

[2] Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Guelph
Fourth Quarter 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	166	-12.2	253	380	388	65.2	351,860	10.1	359,156
	February	232	8.9	251	348	385	65.2	330,732	-1.6	326,741
	March	286	1.1	257	436	380	67.6	351,302	-2.1	353,315
	April	333	3.4	272	515	401	67.8	374,031	9.1	363,719
	May	360	8.4	276	583	408	67.6	370,991	-1.6	360,332
	June	360	2.3	287	499	391	73.4	358,631	4.4	351,740
	July	300	-4.5	251	468	412	60.9	366,953	8.3	366,115
	August	279	2.6	287	401	451	63.6	352,975	9.6	365,638
	September	291	18.8	290	486	421	68.9	361,406	5.0	357,205
	October	282	6.4	284	398	411	69.1	346,384	3.8	350,941
	November	229	-5.0	280	238	385	72.7	367,420	4.0	366,590
	December	177	30.1	309	177	497	62.2	356,784	7.5	367,975
2015	January	172	3.6	271	400	429	63.2	356,442	1.3	363,555
	February	271	16.8	300	385	439	68.3	377,525	14.1	373,543
	March	310	8.4	277	517	432	64.1	361,458	2.9	363,707
	April	365	9.6	294	561	456	64.5	382,261	2.2	371,506
	May	422	17.2	355	634	468	75.9	387,956	4.6	377,000
	June	383	6.4	292	626	469	62.3	383,066	6.8	377,366
	July	390	30.0	330	472	443	74.5	379,590	3.4	378,261
	August	302	8.2	309	362	404	76.5	371,440	5.2	383,129
	September									
	October									
	November									
	December									
	Q4 2014	688	7.2		813			356,062	4.5	
	Q4 2015	n/a	n/a		n/a			n/a	n/a	
	YTD 2014	3,295	4.1		4,929			358,583	4.4	
	YTD 2015	n/a	n/a		n/a			n/a	n/a	

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[1]Source: CREA, data for September not available at time of publication

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5c: MLS® Residential Activity for Cambridge Fourth Quarter 2015										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	155	-4.3	244	421	426	57.3	314,033	11.6	328,658
	February	217	-11.8	248	403	447	55.5	314,421	9.3	315,720
	March	277	-0.4	253	403	382	66.2	303,831	1.9	299,605
	April	317	-7.8	245	495	402	60.9	314,153	1.8	306,589
	May	335	-4.6	263	567	431	61.0	338,747	8.8	323,684
	June	308	1.0	247	519	428	57.7	333,932	9.2	326,237
	July	312	11.4	266	477	411	64.7	309,037	4.9	315,545
	August	229	-8.8	244	449	468	52.1	320,860	6.1	323,708
	September	244	8.4	248	471	426	58.2	323,106	7.9	321,688
	October	259	0.0	264	466	453	58.3	337,080	22.6	342,354
	November	206	0.0	255	304	451	56.5	330,566	13.1	328,773
	December	154	-18.5	237	183	432	54.9	309,806	3.9	317,011
2015	January	155	0.0	260	389	438	59.4	307,363	-2.1	320,818
	February	214	-1.4	249	377	433	57.5	327,073	4.0	327,871
	March	281	1.4	250	513	465	53.8	327,217	7.7	323,840
	April	350	10.4	283	617	507	55.8	341,513	8.7	333,169
	May	368	9.9	294	571	455	64.6	336,786	-0.6	322,566
	June	393	27.6	293	578	462	63.4	335,218	0.4	326,862
	July	323	3.5	279	529	471	59.2	324,548	5.0	331,788
	August	296	29.3	310	411	425	72.9	329,599	2.7	332,035
	September									
	October									
	November									
	December									
	Q4 2014	619	-5.4		953			328,127	14.3	
	Q4 2015	n/a	n/a		n/a			n/a	n/a	
	YTD 2014	3,013	-2.7		5,158			321,549	8.0	
	YTD 2015	n/a	n/a		n/a			n/a	n/a	

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[1]Source: CREA, data for September not available at time of publication

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Fourth Quarter 2015										
		Interest Rates			NHPI, Total, Kitchener-Cambridge-Waterloo CMA 2007=100	CPI, 2002 =100 (Ontario)	Kitchener Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	110.9	123.3	283.5	6.5	73.1	902
	February	595	3.14	5.24	111.7	124.6	281.0	6.8	72.6	901
	March	581	3.14	4.99	111.7	125.1	278.9	6.9	72.1	911
	April	570	3.14	4.79	111.7	125.9	275.9	7.0	71.3	917
	May	570	3.14	4.79	111.8	126.5	279.0	6.8	71.9	915
	June	570	3.14	4.79	111.8	126.9	281.1	6.6	72.2	902
	July	570	3.14	4.79	112.0	126.5	282.1	6.5	72.3	892
	August	570	3.14	4.79	112.3	126.5	281.4	6.7	72.2	880
	September	570	3.14	4.79	112.6	126.7	282.5	6.9	72.5	879
	October	570	3.14	4.79	112.9	126.8	285.4	6.3	72.8	879
	November	570	3.14	4.79	113.2	126.3	287.0	6.1	73.0	889
	December	570	3.14	4.79	113.6	125.4	288.4	5.7	72.9	898
2015	January	570	3.14	4.79	113.6	125.3	288.9	5.6	73.0	901
	February	567	2.89	4.74	114.0	126.2	287.6	5.4	72.4	911
	March	567	2.89	4.74	114.0	127.1	285.8	5.5	72.0	917
	April	561	2.89	4.64	114.0	126.9	280.6	5.9	70.9	918
	May	561	2.89	4.64	114.0	127.7	277.9	5.8	70.1	907
	June	561	2.89	4.64	114.3	128.2	274.9	5.5	69.1	890
	July	561	2.89	4.64	114.0	128.4	275.0	5.2	68.8	885
	August	561	2.89	4.64	114.1	128.0	275.4	5.9	69.4	883
	September	561	2.89	4.64	114.3	127.8	278.2	5.9	70.0	892
	October	561	2.89	4.64	114.3	127.9	280.0	6.1	70.6	901
	November	561	3.14	4.64	114.3	127.9	280.6	6.0	70.6	915
	December	561	3.14	4.64		127.5	279.4	6.4	70.5	931

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
Fourth Quarter 2015

		Interest Rates			NHPI, Total, Ontario 2007=100	CPI, 2002 =100 (Ontario)	Guelph Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	117.5	123.3	78.5	6.7	66.9	838
	February	595	3.14	5.24	117.9	124.6	78.7	6.5	66.8	842
	March	581	3.14	4.99	117.9	125.1	78.7	6.4	66.6	854
	April	570	3.14	4.79	118.4	125.9	78.0	6.8	66.3	864
	May	570	3.14	4.79	118.4	126.5	77.3	7.2	65.8	881
	June	570	3.14	4.79	118.8	126.9	78.6	7.3	66.9	882
	July	570	3.14	4.79	118.7	126.5	80.2	7.2	68.1	881
	August	570	3.14	4.79	119.1	126.5	82.8	6.6	69.9	891
	September	570	3.14	4.79	119.3	126.7	84.4	6.1	70.6	896
	October	570	3.14	4.79	119.4	126.8	85.1	5.4	70.6	889
	November	570	3.14	4.79	119.6	126.3	85.4	5.1	70.5	882
	December	570	3.14	4.79	119.8	125.4	85.6	4.9	70.4	881
2015	January	570	3.14	4.79	119.7	125.3	86.3	5.0	70.9	888
	February	567	2.89	4.74	120.1	126.2	88.1	4.9	72.3	912
	March	567	2.89	4.74	120.3	127.1	89.7	4.7	73.4	943
	April	561	2.89	4.64	120.6	126.9	90.2	4.1	73.3	991
	May	561	2.89	4.64	121.0	127.7	90.2	3.7	73.0	998
	June	561	2.89	4.64	121.5	128.2	90.0	3.5	72.6	1,002
	July	561	2.89	4.64	121.9	128.4	89.5	3.6	72.2	994
	August	561	2.89	4.64	122.5	128.0	89.3	3.8	72.0	993
	September	561	2.89	4.64	122.7	127.8	89.6	3.7	72.1	982
	October	561	2.89	4.64	123.1	127.9	91.2	4.0	73.6	965
	November	561	3.14	4.64	123.4	127.9	92.2	4.1	74.4	953
	December	561	3.14	4.64		127.5	93.2	4.2	75.3	954

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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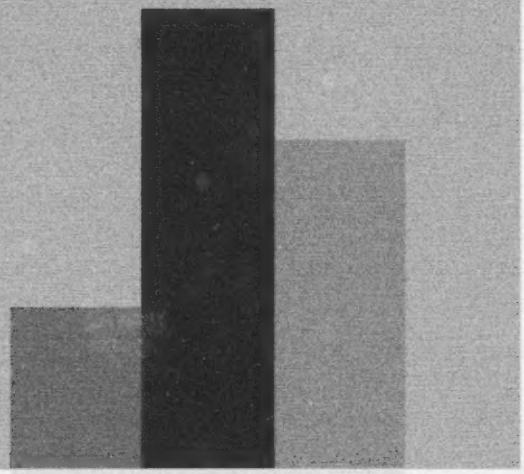

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- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

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